

Specific Use Permit

City of Euless
201 N. Ector Drive
Euless, Texas
817-685-1684

PART 1. APPLICANT INFORMATION

BUSINESS OWNER (Legal Entity): House of Paws Euless LLC dba
Official Address to send all City correspondence: 101 W Glade road Suite 201
City: Euless State: Texas Zip: 76039
Applicant/Agent Name: Breanna Matthews
Mailing Address: 101 W Glade rd Suite: 201
City: Euless State: Texas Zip: 76039
Telephone (469) 315-5113 Fax () _____ Email: BreannaMatthews1@gmail.com

PROPERTY OWNER (Please print):

Signature: [Signature]
Mailing Address: 2315 Megan Way Suite: _____
City: Arlington State: TX Zip: 76016
Telephone (817) 875-6995 Fax () _____ Email: SHUPINDERW@GMAIL

PART 2. PURPOSE OF PROPOSAL

In what ways have conditions changed substantially since the current zoning was set for this property?

How would the proposed amendment promote the public welfare and encourage orderly city development?

see attached

PART 3. PROPERTY DESCRIPTION

Street Address of Property (if available): 101 W Glade rd
LEGAL DESCRIPTION: Subdivision Name Glade Crossing Block(s) _____ Lot(s) _____
Survey Name(s): _____ Abstract No(s): _____ Tract(s): _____

PART 4. PRESENT USE OF PROPERTY (CIRCLE ONE)

VACANT LAND VACANT BUILDING SINGLE FAMILY DWELLING COMMERCIAL
MULTI-FAMILY DWELLINGS INDUSTRIAL OTHER: _____

PART 5. ACKNOWLEDGMENTS

I certify that the above information is correct and complete to the best of my knowledge and ability and that I will be fully prepared to present the above proposal at a Planning and Zoning Commission public hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Department of Planning and Development. I understand that 50% of my application fee will be refunded if my written request for withdrawal is received by the Department within 24 hours after the Planning and Zoning Commission public hearing.

Applicant, Owner or Authorized Agent [Signature] Date 10-3-13

OFFICE USE ONLY:

Case Number: 13-11-SUP Zoning Fee: \$2500 Date Submitted: Oct 3, 2013
Accepted By: ADD Current Zoning: _____ Expiration Date: _____

The Development Review Committee WILL NOT REVIEW any drawings that are missing any applicable check list items. Please mark all that apply and submit signed list with the application. Application will not be accepted unless this list is submitted.



Exhibit Layout

Title Block near lower right corner
Names, addresses, telephone and fax numbers
of preparer, applicant, property owner
North indicator, Graphic scale, Sheet number
Vicinity map to scale
Zoning district
Use indicated on the 1997 Comprehensive
Land Development Plan

Bearings and distances of perimeter
of subject property
Existing and proposed drainageway locations
Significant natural features, such as large trees, tree
clusters, steep slopes
Existing topography, in two foot contours
Internal circulation
Location, height, and area of all proposed signs

Impact Mitigation

Description of all processes and activities involved in the proposed use, including hours and days of operation
Identification of potential adverse impacts, such as increased traffic, noise, fumes, or use of hazardous materials
Location, height, and type of walls, fences, and other screening
Proposed buffers (landscaping and screening)
Location of any improvements required or provided to mitigate negative impacts

Location and dimensions of all existing and proposed:

public and private roadway rights of way and face to face pavement width
easements
parking areas
loading areas
use and storage areas
pedestrian walkways
lighting facilities
trash receptacles

Existing and proposed buildings and structures, including:

footprints
gross floor area
height
roof line
location of entrances and exits
storage areas
areas where work is performed
required setbacks, consistent with the zoning district

Information about land within 200 feet of subject property boundary:

ownership
legal description
zoning
land uses
paving and ROW widths
street medians, intersections, names
driveways and sight visibility triangles

Elevations

building elevations with exterior façade materials and percentages indicated
elevations of proposed screening for trash receptacles, storage areas, and site, with type of materials

EXHIBIT PREPARER'S ACKNOWLEDGEMENT:

I prepared this Exhibit in accordance with the City of Euless Unified Development Code.

Breanna Matthews
Exhibit Preparer's Signature

9-26-2013
Date

Breanna Matthews
Printed Name

member
Printed Title

**ADDITIONAL INFORMATION THAT MAY BE REQUIRED BY STAFF
PER CODE OF ORDINANCES 84-151(c) FOR
SPECIFIC USE PERMIT APPLICATIONS**



To whomever this may concern:

House of Paws was originally founded in 2001 as a doggy daycare. A few years later with the next owner of the shop grooming was introduced. In 2006 House of Paws was bought again, and in 2008 House of Paws was incorporated into House of Paws Inc. and a second location was opened in Fort Worth. In September 2013 House of Paws Inc. sold the Euless location as a franchise, House of Paws Euless LLC. The owners of House of Paws Euless LLC. are Brittney Beall And Breanna Matthews. Brittney and Breanna are talented dog stylists and have been dog owners their entire lives. They are being trained in operations of owning and running a dog business by Amy Mattson who previously ran the Euless location.

They will not be without at least phone assistance until completely ready, and even then Amy has agreed to remain available to assist them as needed. Amy grew up in Euless and still lives in the neighboring subdivision so is very close and able to assist the new owners of House of Paws Euless LLC.

In 2012 and 2013 House of Paws was voted "Best of Euless" by the City of Euless for grooming and boarding. The plaque is proudly displayed in the front office of the shop.

House of Paws in 1600 sq. feet and offers "Open Play Boarding". We have developed many safety policies and procedures over the years which will continue to be implemented with the change of ownership. ALL dogs boarded over night at HOP Euless must be spayed/neutered, socialized well with other dogs and people, and current on all vaccinations.

House of Paws requires yearly rabies vaccinations, DHTPP vaccinations, yearly bordetella vaccinations, and for the dogs to be on a flea/tick preventative before boarding overnight. Though we require yearly bordetella vaccines, we advise our clients to get it done every 6 months for extra safety since it is a nasal vaccine.

We require the dogs to be spayed or neutered for many reasons. First of all House of Paws has long been associated with rescue and adoption. We do not want any accidental litters occurring on account of HOP while shelters remain full due to over population. Also, spayed and neutered dogs are less likely to show hormone or pheromone prompted aggressive behavior to other dogs. Last but not least, neutered dogs are less likely to mark the surrounding area and other animals making it easier for us to keep the shop clean and sterile.

Since House of Paws is open play, all dogs must be well socialized with other dogs. Though each dog is kenneled for safety at night, they play at no extra charge during the day in doggy daycare. Each new boarding dog will be evaluated before their boarding drop off date for temperament with an employee dog. If a dog shows any sign of aggression unfortunately they cannot stay overnight. Only dogs who are able to participate in day care are eligible for overnight stays. The reason House of Paws Eules is open play boarding is because we don't believe in keeping the dogs constantly cooped up as some other places do. At House of Paws we truly love dogs. We are not in business for the money, but for the animals and the community. The dogs are more likely to enjoy their boarding experience if they associate it with playing with friends. The dogs have less anxiety and sleep better at night after a long day of playing and wrestling with the others.

Because all dogs go through a temperament test and are spayed/neutered, rarely does a dog fight occur. Although a fight is not a common occurrence we are still prepared to stop one if one does occur. Since none of the dogs who play in daycare or open play boarding are aggressive, they typically stop when a loud voice asks them to. If the fight does not stop immediately we are prepared to take whatever action necessary to safely end the fight. As dog care professionals we understand the dangers of our job and we do occasionally suffer mild injuries. It is just one of the parts of our job. Most of the time if we are bit or scratched it is from grooming an unwilling dog not from a boarding or daycare dog. Although an altercation between the dogs is very rare we still cover it in our guest service agreement. Customers know and understand that we are open play and choose us because of that. The guest service agreement makes sure that the customers understand the risks of their dog playing with other dogs, and covers possible though unlikely occurrences. Since the customers agree to the risks and still prefer their dog to be at a place where they will be socializing with other dogs, the agreement is signed and releases us of liability. Luckily, since the play area is neutral ground, everyone is fixed and pre socialized, and there is no food present unless separated, less than 2 fights a year typically break out. Since 2001 when H.O.P. was first established there has never been a fight we couldn't quickly end. Owners are notified and the dogs that got into a fight are unfortunately no longer eligible for open play boarding at H.O.P.

Throughout the day the dogs are taken to the grassy area right outside the back door of House of Paws. Each dog is walked individually with two veterinary leads. The staff member is not to smoke cigarettes or use the phone while walking. All eyes on the dog for maximum safety. The reason we use veterinary leads is very important. After years in this business we know that a spooked dog can "flip" out of a harness, and pull out of a collar. Chain chokes can be dangerous so we use nylon veterinary leads and have no problems. The reason why we use 2 veterinary leads is also very important. Using 2 ensures that the dog will definitely not become loose. Though the leads are strong and damaged ones are immediately thrown away, if something happens with one, the second is still on. Each employee must always also have a backup lead in their pocket while walking daycare and boarding dogs.

During the night the dogs are kenneled individually for safety. Food and treats are not left over night, they are fed individually in the morning, night, or both depending on the feeding schedule they are currently used to at home. It is important to keep the dogs on a feeding schedule and a diet that they are used to to prevent an upset stomach. Dogs have very sensitive digestive tracks so we recommend the owners bringing their own food and state this in the guest service agreement available on our website, www.houseofpaws.com. We only feed them while they are supervised for safety purposes and they cannot sleep with treats for that reason as well. We know that they would most likely be fine with treats but we will not risk anything that may be dangerous. We feed them individually to prevent food aggression toward the other dogs. Dogs always believe that the food is better in the other bowl. They sleep in different sized kennels depending on the size of the dog. Though the dog is only kenneled briefly we want them to be comfortable. They must be able to sit, stand, lay, drink, turn around and be comfortable. If we do not have the kennel space available, we will refer the client to another boarding facility. Each dog is kenneled with a bowl of water in case they get thirsty in the night.

House of Paws only accepts a maximum of 10 overnight boarding dogs at a time. We are rarely at full capacity but we only accept up to 10 because we are not a large facility and we want to be sure that the dogs have plenty of space to play and wrestle. With 10 or less boarding dogs we are also able to give them a lot of personal attention. We want to be able to spend time with and get to know every dog that frequents our facility. First and foremost safety is our concern, but secondly, we really want the dogs to have a pleasant experience and enjoy coming here.

Currently House of Paws Euless has 3 employees. All of the employees are multi-talented and know how to quickly and safely react in all possible scenarios. Everyone works full time and all 3 employees are trained with all safety policies and procedures.

House of Paws Euless is open for grooming Wednesday - Sunday from 7:30 am - 5 pm . The first employee arrives much earlier to relieve and feed the boarding dogs, and the last employee who does the late night cleaning is in charge of safely kenneling the boarding dogs before leaving for the night. Though closed for grooming, Mondays and Tuesdays we are open for boarding pickups and drop offs. For the employees working these days it is a day of paper work, deep cleaning / organizing, and the best part is, it is a day of playing with the boarding dogs without worrying about having to groom any dogs. Pick ups and drop offs are done by appointment. Each boarding customer receives the cell phone number of the House of Paws employee, including Amy Mattson's who previously ran HOP and conveniently lives in the neighborhood next door, less than a 2 minute drive.

Though the cell phone numbers of the employees are provided to the customers individually, and the neighboring 24-7 7-11 has the phone numbers to reach the House of Paws employees, we will also be sure to clearly post an emergency contact who lives nearby in the window.

House of Paws has many clients who live and work in the area who have depended on us for boarding time and time again. We were very proud this year and last year to be presented the best of Euless for boarding and grooming and would like to continue to grow and improve our services to the people of Euless. For many years we have offered a 10% discount to city of Euless employees, police, airline employees, military, teachers, and senior citizens. We want to please and help the people in this community and are committed to giving them a reliable and safe place to keep their beloved dogs while working or out of town.

If you have any further requirements or requests that we are not yet meeting, we will be very happy to meet them and abide by them immediately. Thank you very much, we look forward to a brand new and improved era of doing business in the City of Euless.

Sincerely, House of Paws Euless LLC

Breanna Walker